

Strategy

4

Generating Quality, Affordable Housing



Development Activity of Housing Units Since 1999

COMPLETED	7,323
UNDER CONSTRUCTION	8,422
PREDEVELOPMENT	12,651
REQUEST FOR PROPOSALS	2,031
TOTAL	30,427

SOURCE: DC OFFICE OF PLANNING

Estimated Ten-Year Impact of The Housing Act of 2002

Generate \$95.5M in new revenue
Build 2,596 units of affordable housing
Preserve 2,695 units of existing affordable housing
Assist 3,530 low to moderate income household to homeownership
Construct 3,536 units of new market rate housing in the District

SOURCE: BAY AREA ECONOMICS

The increased attractiveness of the District has fueled one of the strongest real estate markets in decades. Through their SNAPs, citizens from across the city have made the availability of quality, affordable housing a top priority. In response, the Williams Administration has drafted an historic housing bill and created a housing agenda that stands at the center of its neighborhood strategies.

What are the benefits of producing and protecting quality housing?

- Helps retain and attract residents: an increased population will help to ensure the fiscal stability of the District and the government's ability to deliver quality services. Mayor Williams established a goal of attracting 100,000 new residents with then next 10 years

- Helps ensure diverse and healthy communities: ensuring a mix of housing for a greater variety of income groups could lead to stronger neighborhoods, create opportunities for lower-income residents and help create a less divided city with an increased sense of community and common purpose

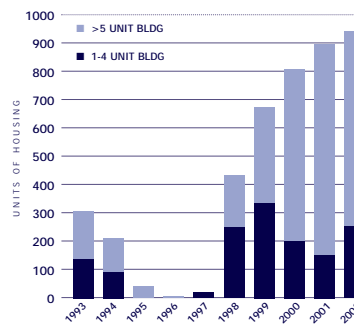
What is the City's Housing Agenda?

- Protecting affordable housing and preventing displacement
- Producing new housing for people of all incomes
- Converting underutilized assets into new homes

What has the City accomplished?

- The Mayor proposed and the Council passed the Housing Act of 2002, which: 1) *Protects affordable housing and prevents displacement* by limiting property tax increases for long-term, low-income homeowners; providing tax credits for home improvements by lower-income homeowners in historic neighborhoods; and providing tax abatements to keep owners from opting out of the federal Section 8 rental subsidy program; 2) *Protects and produces more affordable housing* by dedicating recordation and transfer taxes to the Housing Production Trust Fund, which will provide loans and grants to build or rehabilitate affordable housing. Thirty percent of expenditures must be spent on families who earn less than 30 percent of the area

New Housing Construction: 1993-2002



median income; forty percent on families who earn between 30 and 50 percent of AMI; and, 20 percent can be spent on families who earn between 50 and 80 percent of AMI; 3) *Produces new housing for people of all incomes* by providing developers tax abatements to build market rate and mixed-income housing downtown and in the city's most affluent neighborhoods.

- Since 1999, the Williams Administration helped finance 10,000 units of housing for low and moderate-income families, and in doing so, leveraged more than a billion dollars worth of development (1,560 units in 1999; 1,902 units in 2000; 3,353 units in 2001; and 3,158 units in 2002).
- Developers have either completed, started construction on, or are planning to build more than 3,000 units of housing in downtown, according to the Downtown Business Improvement District.
- The Administration won four federal HOPE VI grants to help rehabilitate 3,000 units of housing.
- The Administration has sold nine large parcels of land to support the development of 1,500 units of housing (the Mather Building, the Newseum site, the old Wax Museum site, five parcels in Columbia Heights, and Camp Simms).

What is the City going to do next?

- The District will develop a comprehensive housing strategy to help better leverage resources and meet the needs of all District residents. The strategy will set housing production goals for the next ten years. The District will establish an advisory panel to help guide the strategy's development that will include for-profit and non-profit housing developers, professionals with experience in financing the development of housing, researchers from the city's non-profit and university communities, and advocates of different kinds.
- The District will begin to create and implement policies that support the development of workforce housing. The backbone of the District's economy – the administrative and clerical workers, teachers, firefighters, and technicians – are often priced out of the housing market, yet they are not eligible for housing subsidies under most of our existing programs.
- The District will consider new "Inclusionary Zoning" policies to help promote mixed-income housing throughout the city. These are land use policies that link the development of affordable and workforce housing with market-rate housing.

For more information on the city's housing initiatives, development incentives and updated reports of housing development activity, visit the Deputy Mayor for Planning and Economic Development's web site at www.dcbiz.dc.gov

ABOVE: New Capper/Carrollburg Dwellings, one of four federal HOPE VI developments awarded to this Administration, will be the catalyst for sparking major investments and generating substantial amounts of housing units. LEFT: Banneker Ridge, located at Minnesota Avenue & Ridge Road, SE is the first major single-family subdivision built in Ward 7 in over 40 years.

